

Ljupco Lazarevski

RE: Redevelopment of Sanctuary Point Church Site - Preliminary Water & Sewer Comments

October 28, 2021 at 4:22 pm AEDT

To: PDC Town Planners

Lee,

In relation to the proposed concept for a multi storey commercial/residential development with basement parking at 48 – 52 Paradise Beach Rd, SANCTUARY POINT, Shoalhaven Water provides the following comments:

WATER SUPPLY:

- There is a DN100 PVC reticulation main and DN450 MSCL trunk main located on the opposite side of the road to the property. Connection for both domestic and fire-fighting will need to be made to the DN100 PVC main. No connection to the DN450 MSCL trunk main is permitted.
- The proposed development is calculated to have a loading of 15.20 ETs (based on residential units only as noted on the Typical Cross Section plan). Capacity does exist in the water supply system to support the proposal.
- For the meter servicing there will need to be an appropriate “Meter Room” near the front of the development for individual meters. A bulk meter will also be required for the development. This will need to be sited at the front of the property.
- Section 64 Water Supply Charge will also be applicable where approval is granted.
- If the proposed development requires diesel or electric pump/s to booster a fire support system then there will need to be a storage/buffer tank allowed for. The tank’s located and size will need to be determined by a suitably qualified hydraulics consultant. Direct pumping from Council’s reticulation mains is NOT permitted. The tank will be filled by gravity means from the water reticulation main and the pump/s will extract water from the tank to boost and support the fire support system.

SEWERAGE SERVICES:

- There are two gravity DN150 sewer mains that traverse through the lot. One is along the front of the property and the other is along the rear of the property.
- Both sewer lines are relatively shallow (~1.50m deep). This will need to be confirmed by way of survey including their location with respect to boundaries and the proposed building.
- The rear sewer line is approx. 1.0m off the rear boundary. This sewer main may impact on the planned upper level basement carpark. Council’s Building Over Sewer policy will need to be adhered to. It would appear this sewer main may be a major issue for the development.
- Sewer services will not be able to be made available to the basement and lower basement areas should this be requested.
- The proposed development is calculated to have a loading of 15.20 ETs (based on residential units only as noted on the Typical Cross Section plan). Capacity does exist in the sewerage system to support the proposal.
- Section 64 Sewerage Services Charge will also be applicable where approval is granted.
- There property has three (3) existing sewer junctions for connection along the

front sewer main. One of these junctions can be used for connection. However, it may be likely that the junction needs to be upsized from DN100 to DN150 as there are a total of 25 dwelling units proposed. A hydraulics consultant will need to be engaged to confirm if this is warranted.

Please note that the above information is limited as the information provided is based on initial sketch plans and only relates to the water and sewerage matters. As such, any of the comments provided above may change and other matters may need to be considered in the future depending on what is lodged with Council in a development application. It is recommended that you make application with Council for a Pre-Lodgement Advice for other matters to also be considered.

I trust the above information is of assistance.

Regards

Ljupčo Lazarevski

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From: PDC Town Planners <mail@pdc.solutions>

Sent: Monday, 27 September 2021 1:43 PM

To: Incoming Mail <IncomingMail@shoalhaven.nsw.gov.au>

Subject: Redevelopment of Sanctuary Point Church Site -

Hi Shoalhaven Water Development Team.

We are working on a proposal to redevelop the sanctuary point church site on paradise beach road. We have been discussing this at high level with Gordon Clark from Strategic Planning.

The address is 48-52 Island Point Road. Lot 80 DP817353.

Attached are concept plans.

We would be appreciative of any advice from you with respect to existing water and sewer infrastructure and the capacity of the local network to support such a development, and detail and likely upgrades / installations required.

Lee



Lawyers & Town Planners

Lee Carmichael

Director and Town Planner

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Wollongong & Nowra

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